

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
JANUARY 15, 2013**

CALL TO ORDER Chairman @ 5:30 p.m.

Members Present: Chairman Dean Dadisman, Vice Chairman Doyle Johnson and Board Members Dexter Stanley, Jane Fleming, George Hokayem and John Snyder

Members Absent: Board Member Connie Rucker

Staff Present: Community Development Director Rusty Ligon, Planning Manager Matt Tate and Recording Secretary Judy Foster

Others Present: Council Members Myrtle Figueras and George Wangemann

MINUTES OF OCTOBER 9, 2012 and DECEMBER 4, 2012

There was a motion to approve the Minutes of October 9, 2012 as presented.

Motion made by Board Member Snyder
Motion seconded by Board Member Fleming
Vote – 6 favor, 1 absent (Rucker)

There was a motion to approve the Minutes of December 4, 2012 as presented.

Motion made by Board Member Snyder
Motion seconded by Board Member Fleming
Vote – 6 favor, 1 absent (Rucker)

NEW BUSINESS

A. Rezoning Request

- 1) Request from **Michael Slate** to rezone a 0.67± acre tract located on the north side of Lanier Avenue, between Thompson Bridge Road and Walker Street (a/k/a **971 Lanier Avenue NE**) from Residential-I (R-I) to Residential and Office (R-O).

Ward: Two
Tax Parcel Number: 01-087-004-014
Request: Professional office use

Staff Presentation: Planning Manager Matt Tate gave the following staff presentation:

The applicant is proposing to rezone the subject property from Residential-I (R-I) to Residential and Office (R-O) in order to convert the existing single-family structure into professional office space. Proposed exterior changes to the property are to include the addition of a five space parking lot and the widening of the existing driveway off of Lanier Avenue. The subject property is 0.67± acre in size and contains a 1,450± square foot, residential structure and detached garage that were originally constructed in 1948 according to tax records. City water and sewer services are currently provided to the subject property.

The surrounding area contains mostly residential uses to the north and east and commercial and office uses to the south and west of the subject property. Adjacent land uses include single-family property to the north, multi-family property to the east, a single-family home and the Family Promise day center to the south and the SunTrust bank to the west.

The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Low-Medium Density Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre. Limited light office uses such as a home occupation or other similar light office uses are acceptable as well.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods* Character Area specifically within the *Northern Neighborhoods subarea*. The vision for this area anticipates minimal change and primary issues within this subarea include incompatible infill development and the threat of encroaching urban sprawl. Commercial encroachment should be minimized and should respect and mirror the small scale of the surrounding neighborhoods, while the purity of the landscape and quality of housing should be preserved. The area is not a primary destination for business; however neighborhood serving business development is encouraged. Land uses allowed in the *Northern Neighborhoods subarea* include low-density and medium-density residential, and mixed-use / commercial.

The Planning Division staff is recommending conditional approval of this rezoning request with R-O zoning, based on the Comprehensive Plan and the surrounding residential and nonresidential land uses.

Conditions

- 1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be characteristic of the surrounding residential properties, and shall be subject to the Community Development Director approval.**
- 2. Any proposed new parking areas or potential storm water management areas shall be located to the west side or rear of the primary structure.**
- 3. The subject property shall be limited to one (1) monument sign for a future office use not to exceed five (5) feet in height and twenty (20) square feet in size.**
- 4. The existing healthy, significant trees located on the subject property shall be retained and incorporated where possible into the design of site improvements, including the proposed parking area, and shall be protected throughout construction of any required and/or proposed improvements per Community Development Director approval.**
- 5. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future professional office use.**

Applicant Presentation: Chris Slate, 5215 Shirley Road, stated that she and her husband Michael own the subject property. She stated that they have completed two other similar rezoning projects in Gainesville: 1) 3368 Thompson Bridge Road, first property north of Ingles, was a residential property turned into a doctor's office; and 2) 411 Green Street, Southern Realty. She felt that the Residential and Office (R-O)

zoning would bring in better quality tenants than someone who would live across from the Pizza Hut.

FAVOR: None

OPPOSED: None

Jack Prince, 155 Piedmont Avenue, an adjacent property owner, inquired as to what type of businesses would be permitted on this site. Chairman Dadisman asked Mrs. Slate if they had any proposed tenants for the office space. Mrs. Slate stated they did not have any proposed tenants at this time but suggested an insurance office or attorney's office would be appropriate as well as an internet business or someone who has outgrown their home office. Planning Manager Matt Tate stated that the Residential and Office (R-O) zoning is a residential zoning and only allows for light office uses such as professionals (i.e., CPA, Attorney), noting that no retail type businesses would be allowed. Mr. Tate stated that since it is a residential zoning, it would allow for single-family as well as multi-family uses, such as a duplex, triplex or quadplex. Mr. Prince stated that based on this information, he has no objection.

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the request to rezone the subject property from Residential-I (R-I) to Residential and Office, with conditions (R-O-c) with the following conditions:

Conditions

- 1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be characteristic of the surrounding residential properties, and shall be subject to the Community Development Director approval.**
- 2. Any proposed new parking areas or potential storm water management areas shall be located to the west side or rear of the primary structure.**
- 3. The subject property shall be limited to one (1) monument sign for a future office use not to exceed five (5) feet in height and twenty (20) square feet in size.**
- 4. The existing healthy, significant trees located on the subject property shall be retained and incorporated where possible into the design of site improvements, including the proposed parking area, and shall be protected throughout construction of any required and/or proposed improvements per Community Development Director approval.**
- 5. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future professional office use.**

Motion made by Vice-Chairman Johnson
Motion seconded by Board Member Stanley
Vote – 6 favor, 1 absent (Rucker)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:45 PM.

Motion made by Board Member Hokayem
Motion seconded by Board Member Snyder
Vote – 6 favor, 1 absent (Rucker)

Respectfully submitted,

Dean Dadisman, Chairman

Judy Foster, Recording Secretary